



TRENT PARK
ENFIELD, LONDON

THE QUEEN ELIZABETH
COLLECTION

*A boutique collection of contemporary
four and five bedroom homes*





THE QUEEN ELIZABETH COLLECTION

CONTEMPORARY and elegantly crafted, these carefully considered homes are designed to SETTLE comfortably within their NATURAL surroundings.

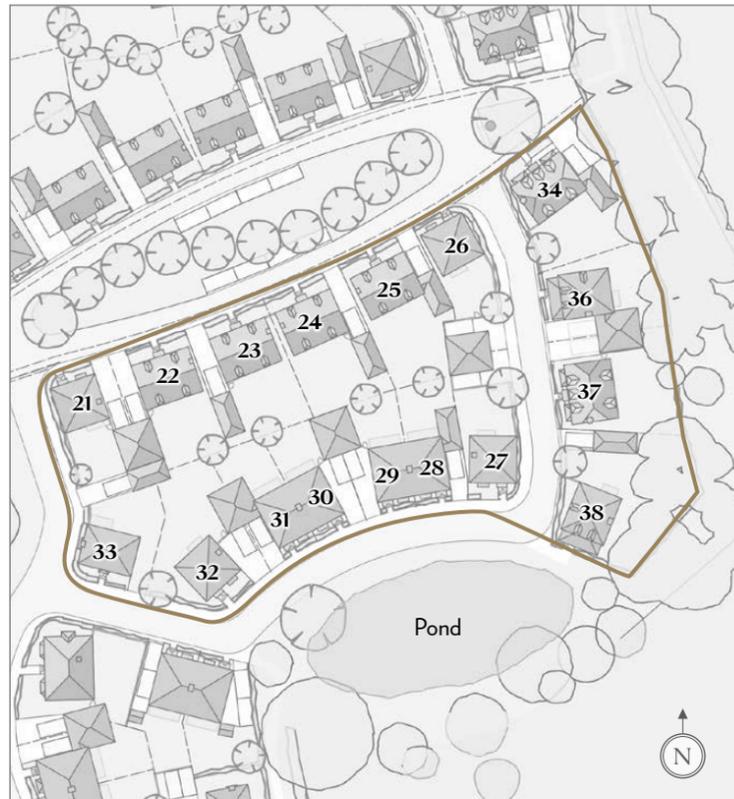
This inspired group of four and five bedroom homes are perfectly suited for modern family life. Set over three storeys, these houses are situated in 413 acres of captivating historic grounds.

The focus on quality homes and improved natural green spaces will transform Trent Park into a vibrant community in a unique setting just moments from Oakwood & Cockfosters.

A quiet escape from the bustle of London life.

THE QUEEN ELIZABETH COLLECTION

Four and five bedroom homes surrounded by mature trees and a moments' walk from the historic Lime Tree Avenue, residents-only Lawn Club facilities and the expansive North Lawn.



The Queen Elizabeth Collection

Site plan not to scale, indicative only and subject to change. In line with our policy of continuous improvements we reserve the right to alter layout, building style, landscaping and specifications at any time without notice. The facilities and amenities at Trent Park are subject to the construction programme. Subject to planning.



THE COOPER

Spacious five bedroom DETACHED homes with granite hearth fireplace, FREE-STANDING BATH and *open plan* family kitchen dining room.



THE COOPER
Five Bedroom
Detached Homes

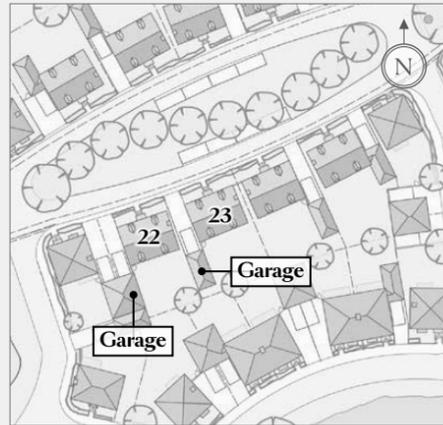
The Queen Elizabeth Collection
 Plots 22 & 23

Total Area: 217 m² 2,338 ft²

GARDEN

Plot No.	Garden Aspect	Rear Garden Size
22	South	125 m ² 1,345 ft ²
23	South	143 m ² 1,539 ft ²

GARAGE 7.64m x 3.59m 25'0" x 11'9"



GROUND FLOOR

Kitchen/Dining Room	10.14m x 2.93m	33'3" x 9'7"
Living Room	4.59m x 3.99m	15'0" x 13'1"
Snug	3.79m x 2.84m	12'5" x 9'3"

SECOND FLOOR



FIRST FLOOR



FIRST FLOOR

Main Bedroom	4.04m x 3.58m	13'3" x 11'8"
Bedroom 4	3.82m x 3.00m	12'6" x 9'10"
Bedroom 5	4.57m x 3.82m	14'11" x 12'6"

SECOND FLOOR

Bedroom 2	4.04m x 3.59m	13'3" x 11'9"
Bedroom 3	3.92m x 3.54m	12'10" x 11'7"



◀▶ Measurement Points C Cupboard B Boiler Fitted Wardrobe
 W Wardrobe space only AC Airing Cupboard FP Fireplace

The total area stated is the gross internal area. Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Paving to terrace is indicative only. Electrical positions shown are indicative only. Please ask Sales Consultant for further information. Computer generated image of The Cooper is indicative only.

THE COOPER
Five Bedroom
Detached Homes

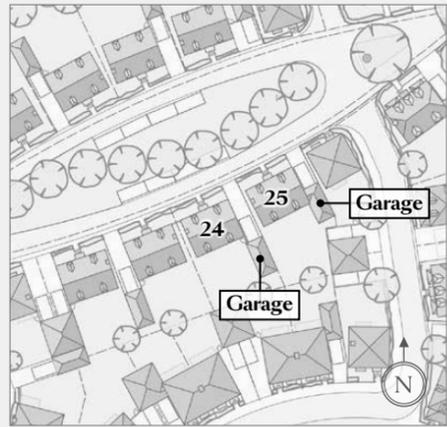
The Queen Elizabeth Collection
 Plots 24 & 25

Total Area: 217 m² 2,338 ft²

GARDEN

Plot No.	Garden Aspect	Rear Garden Size
24	South	158 m ² 1,701 ft ²
25	South	165 m ² 1,776 ft ²

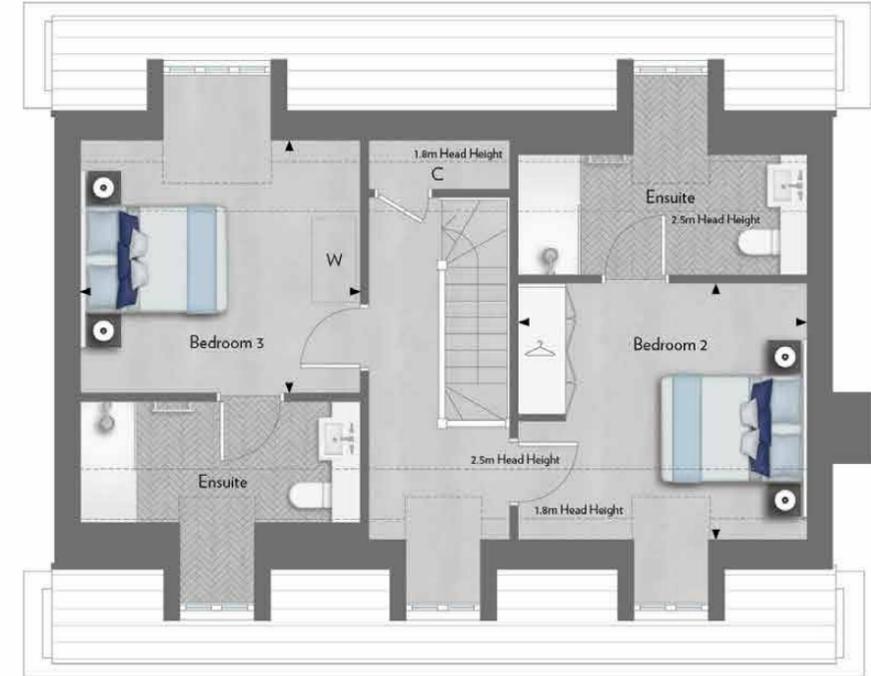
GARAGE 7.64m x 3.59m 25'0" x 11'9"



GROUND FLOOR

Kitchen/Dining Room	10.14m x 2.93m	33'3" x 9'7"
Living Room	4.59m x 3.99m	15'0" x 13'1"
Snug	3.79m x 2.84m	12'5" x 9'3"

SECOND FLOOR



FIRST FLOOR



FIRST FLOOR

Main Bedroom	4.04m x 3.58m	13'3" x 11'8"
Bedroom 4	3.82m x 3.00m	12'6" x 9'10"
Bedroom 5	4.57m x 3.82m	14'11" x 12'6"

SECOND FLOOR

Bedroom 2	4.04m x 3.59m	13'3" x 11'9"
Bedroom 3	3.92m x 3.54m	12'10" x 11'7"

◀▶ Measurement Points C Cupboard B Boiler Fitted Wardrobe
 W Wardrobe space only AC Airing Cupboard FP Fireplace

The total area stated is the gross internal area. Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Paving to terrace is indicative only. Electrical positions shown are indicative only. Please ask Sales Consultant for further information. Computer generated image of The Cooper is indicative only.



Computer generated image. Indicative only.

THE JEBB

Five bedroom DETACHED homes with granite
hearth fireplace, FREE-STANDING BATH
and gardens backing onto MATURE TREES.



THE JEBB

*Five Bedroom
Detached Homes*

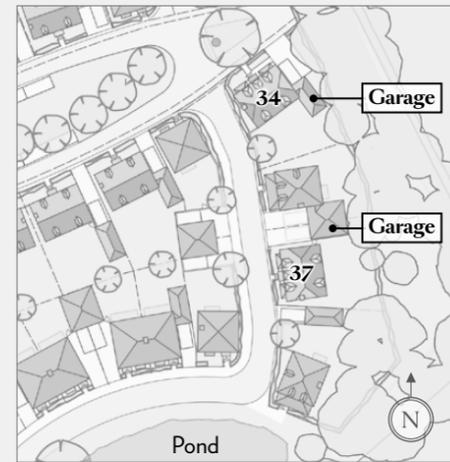
*The Queen Elizabeth Collection
Plots 34 & 37*

Total Area: 219 m² 2,358 ft²

GARDEN

Plot No.	Garden Aspect	Rear Garden Size
34	South East	195 m ² 2,098 ft ²
37	East	215 m ² 2,314 ft ²

GARAGE 7.64m x 3.59m 25'0" x 11'9"



GROUND FLOOR

Kitchen/Dining Room	10.11m x 3.07m	33'2" x 10'0"
Living Room	4.42m x 3.98m	14'6" x 13'0"
Snug	3.78m x 2.82m	12'4" x 9'3"

SECOND FLOOR



FIRST FLOOR



FIRST FLOOR

Main Bedroom	4.03m x 3.16m	13'2" x 10'4"
Bedroom 4	4.55m x 3.81m	14'11" x 12'6"
Bedroom 5	3.81m x 3.00m	12'6" x 9'10"

SECOND FLOOR

Bedroom 2	4.03m x 3.59m	13'2" x 11'9"
Bedroom 3	3.90m x 3.54m	12'9" x 11'7"

◀▶ Measurement Points C Cupboard B Boiler Fitted Wardrobe
W Wardrobe space only AC Airing Cupboard FP Fireplace

The total area stated is the gross internal area. Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Paving to terrace is indicative only. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.



Photography depicts a previous street scene, brick colourways and roof material differ in various phases, indicative only.



THE WISTERIA

Four bedroom semi-detached homes with attached GARAGE. Overlooking the *tranquil* natural pond.

THE WISTERIA

*Four Bedroom
Semi-Detached Homes*

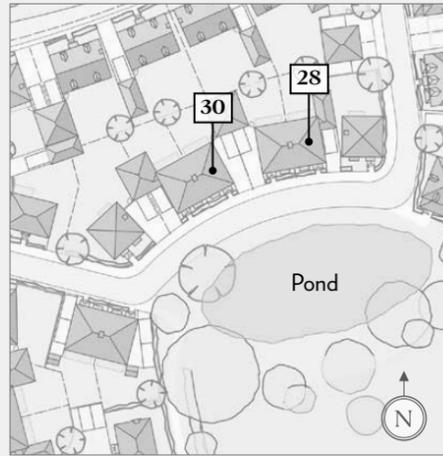
*The Queen Elizabeth Collection
Plots 28 & 30*

Total Area: 164 m² 1,768 ft²

GARDEN

Plot No.	Garden Aspect	Rear Garden Size
28	North	82 m ² 882 ft ²
30	North West	75 m ² 807 ft ²

GARAGE 7.64m x 3.59m 25'0" x 11'9"



GROUND FLOOR

Kitchen/Family Room	6.11m x 3.47m	20'0" x 11'4"
Dining Room	3.83m x 3.41m	12'6" x 11'2"



FIRST FLOOR

Living Room	6.11m x 3.49m	20'0" x 11'5"
Main Bedroom/ Dressing Area	6.11m x 3.20m	20'0" x 10'5"



SECOND FLOOR

Bedroom 2	3.89m x 3.02m	12'9" x 9'10"
Bedroom 3	3.47m x 3.20m	11'4" x 10'5"
Bedroom 4	3.02m x 2.52m	9'10" x 8'3"

◀▶ Measurement Points C Cupboard B Boiler Fitted Wardrobe
W Wardrobe space only AC Airing Cupboard

The total area stated is the gross internal area. Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Paving to terrace is indicative only. Electrical positions shown are indicative only. Please ask Sales Consultant for further information. Computer generated image of The Wisteria is indicative only.



Photography depicts a previous street scene, brick colourways and roof material differ in various phases, indicative only.

THE WISTERIA

**Four Bedroom
Semi-Detached Homes**

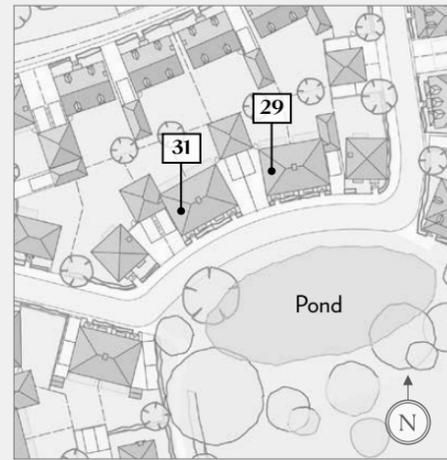
*The Queen Elizabeth Collection
Plots 29 & 31*

Total Area: 164 m² 1,768 ft²

GARDEN

Plot No.	Garden Aspect	Rear Garden Size
29	North	76 m ² 818 ft ²
31	North West	87 m ² 936 ft ²

GARAGE 7.64m x 3.59m 25'0" x 11'9"



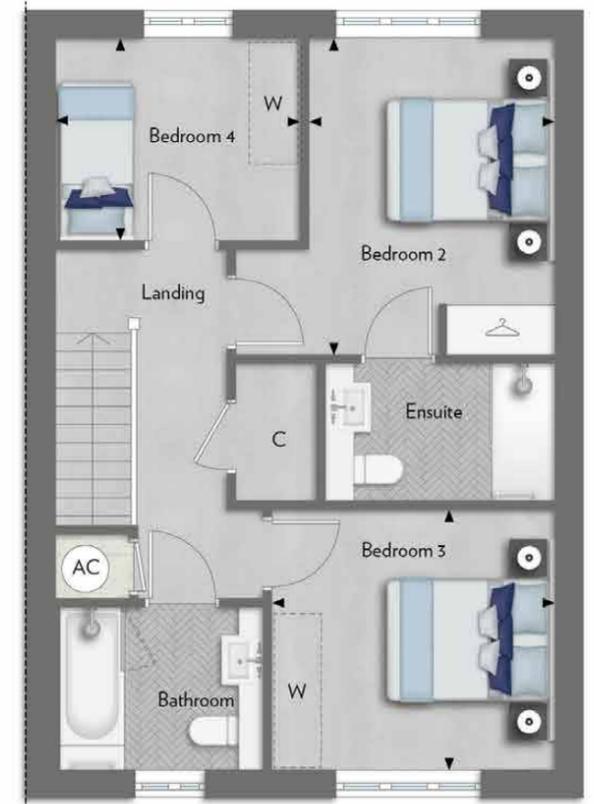
GROUND FLOOR

Kitchen/Family Room	6.11m x 3.47m	20'0" x 11'4"
Dining Room	3.83m x 3.41m	12'6" x 11'2"



FIRST FLOOR

Living Room	6.11m x 3.49m	20'0" x 11'5"
Main Bedroom/ Dressing Area	6.11m x 3.20m	20'0" x 10'5"



SECOND FLOOR

Bedroom 2	3.89m x 3.02m	12'9" x 9'10"
Bedroom 3	3.47m x 3.20m	11'4" x 10'5"
Bedroom 4	3.02m x 2.52m	9'10" x 8'3"

◀▶ Measurement Points C Cupboard B Boiler Fitted Wardrobe
W Wardrobe space only AC Airing Cupboard

The total area stated is the gross internal area. Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Paving to terrace is indicative only. Electrical positions shown are indicative only. Please ask Sales Consultant for further information. Computer generated image of The Wisteria is indicative only.



Photography depicts a previous street scene, brick colourways and roof material differ in various phases, indicative only.

THE DUCHESS

Four bedroom DETACHED homes with the main bedroom boasting a *large walk-in wardrobe*, open plan kitchen dining room and first floor *family room*.



THE DUCHESS

*Four Bedroom
Detached Homes*

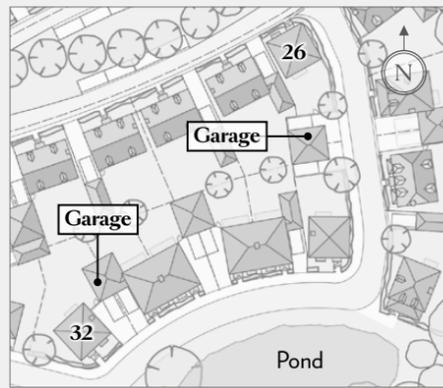
*The Queen Elizabeth Collection
Plots 26 & 32*

Total Area: 189 m² 2,037 ft²

GARDEN

Plot No.	Garden Aspect	Rear Garden Size
26	South	77 m ² 828 ft ²
32	North West	160 m ² 1,722 ft ²

GARAGE 7.64m x 3.59m 25'0" x 11'9"



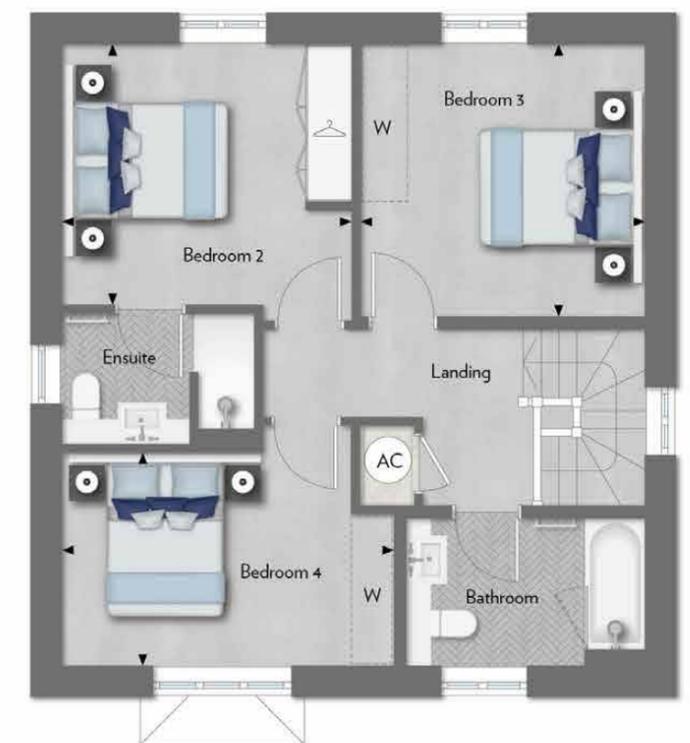
GROUND FLOOR

Kitchen/Dining Room	7.66m x 3.57m	25'1" x 11'8"
Living Room	4.36m x 3.69m	14'3" x 12'1"



FIRST FLOOR

Main Bedroom	4.56m x 3.57m	14'11" x 11'8"
Family Room	4.36m x 3.48m	14'3" x 11'5"



SECOND FLOOR

Bedroom 2	3.79m x 3.42m	12'5" x 11'2"
Bedroom 3	3.74m x 3.62m	12'3" x 11'10"
Bedroom 4	4.36m x 2.83m	14'3" x 9'3"

◀▶ Measurement Points C Cupboard B Boiler Fitted Wardrobe
W Wardrobe space only AC Airing Cupboard

The total area stated is the gross internal area. Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Paving to terrace is indicative only. Electrical positions shown are indicative only. Please ask Sales Consultant for further information. Computer generated image of The Duchess is indicative only.



Computer generated image of Plot 13, indicative only.

THE DUCHESS

*Four Bedroom
Detached Homes*

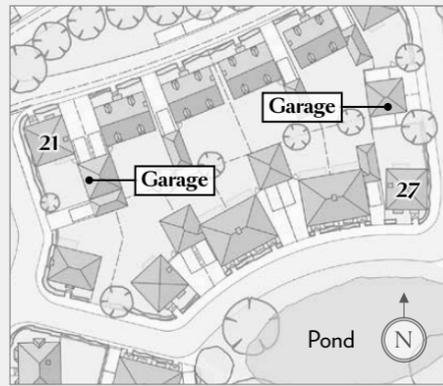
*The Queen Elizabeth Collection
Plots 21 & 27*

Total Area: 189 m² 2,037 ft²

GARDEN

Plot No.	Garden Aspect	Rear Garden Size
21	South	78 m ² 839 ft ²
27	North	102 m ² 1,097 ft ²

GARAGE 7.64m x 3.59m 25'0" x 11'9"



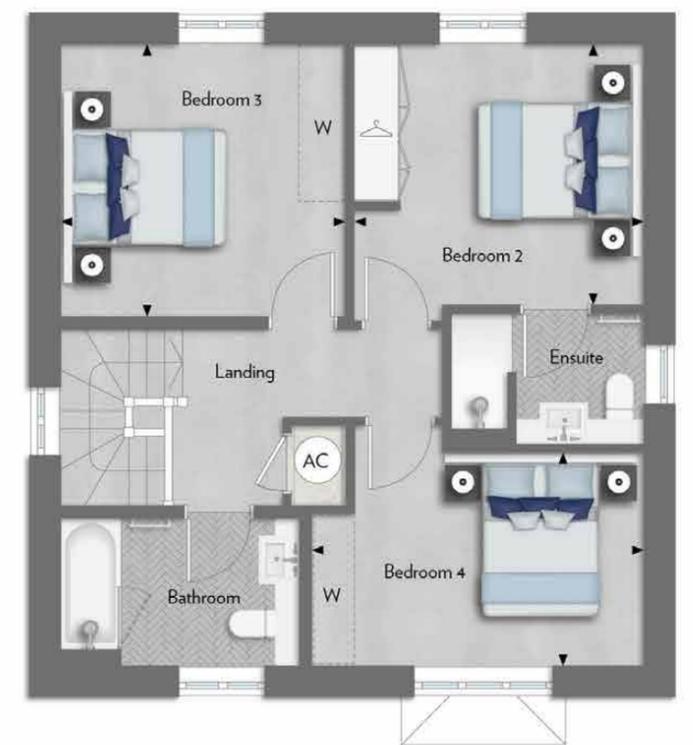
GROUND FLOOR

Kitchen/Dining Room	7.66m x 3.57m	25'1" x 11'8"
Living Room	4.36m x 3.69m	14'3" x 12'1"



FIRST FLOOR

Main Bedroom	4.56m x 3.57m	14'11" x 11'8"
Family Room	4.36m x 3.48m	14'3" x 11'5"



SECOND FLOOR

Bedroom 2	3.79m x 3.42m	12'5" x 11'2"
Bedroom 3	3.74m x 3.62m	12'3" x 11'10"
Bedroom 4	4.36m x 2.83m	14'3" x 9'3"

◀▶ Measurement Points C Cupboard B Boiler Fitted Wardrobe
W Wardrobe space only AC Airing Cupboard

The total area stated is the gross internal area. Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Paving to terrace is indicative only. Electrical positions shown are indicative only. Please ask Sales Consultant for further information. Computer generated image of The Duchess is indicative only.



Computer generated image, indicative only

THE BEVAN

Five bedroom DETACHED homes with *large* main bedroom, *open plan* FAMILY kitchen dining room and gardens backing onto MATURE TREES.



THE BEVAN

*Five Bedroom
Detached Homes*

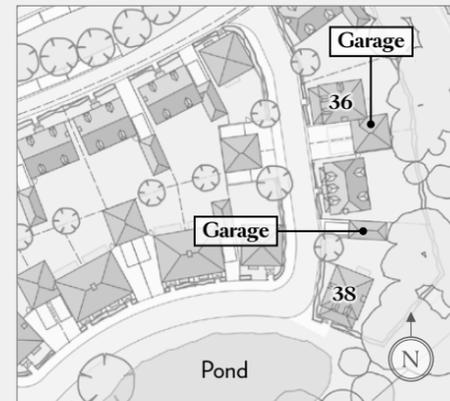
*The Queen Elizabeth Collection
Plots 36 & 38*

Total Area: 182 m² 1,963 ft²

GARDEN

Plot No.	Garden Aspect	Rear Garden Size
36	East	136 m ² 1,463 ft ²
38	North East	247 m ² 2,658 ft ²

GARAGE 7.64m x 3.59m 25'0" x 11'9"



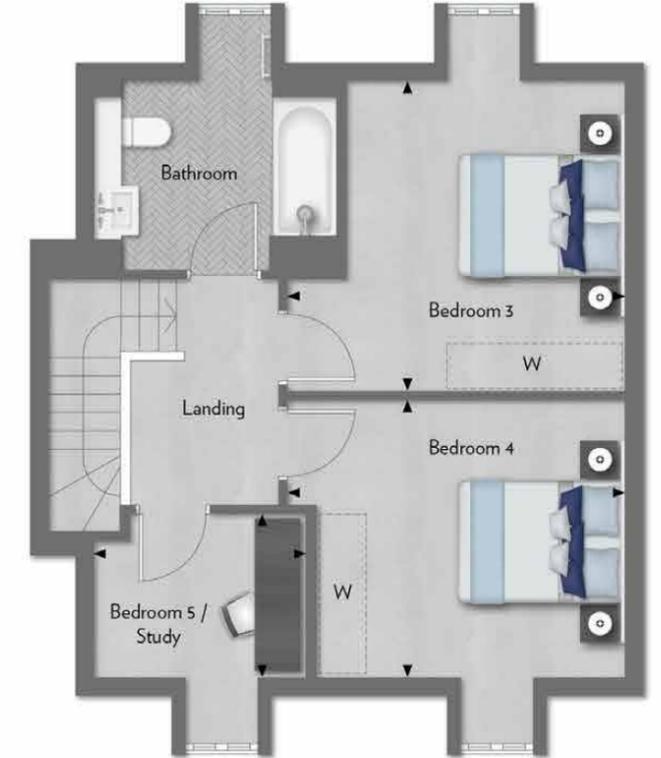
GROUND FLOOR

Kitchen/Dining Room	7.64m x 2.84m	25'0" x 9'3"
Living Room	4.65m x 4.16m	15'3" x 13'7"



FIRST FLOOR

Main Bedroom	4.80m x 5.00m	15'8" x 16'4"
Bedroom 2	4.80m x 3.35m	15'8" x 10'11"



SECOND FLOOR

Bedroom 3	3.75m x 3.75m	12'3" x 12'3"
Bedroom 4	3.75m x 3.34m	12'3" x 10'11"
Bedroom 5/Study	2.52m x 2.01m	8'3" x 6'7"

◀▶ Measurement Points C Cupboard B Boiler Fitted Wardrobe
W Wardrobe space only AC Airing Cupboard

The total area stated is the gross internal area. Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Paving to terrace is indicative only. Electrical positions shown are indicative only. Please ask Sales Consultant for further information. Computer generated image of The Bevan is indicative only.



Photography depicts a previous street scene, brick colourways and roof material differ in various phases, indicative only.

THE GLOUCESTER

Five bedroom DETACHED home with a *granite hearth* FIREPLACE, large first floor living room and *generous* garden terrace.



THE GLOUCESTER

*Five Bedroom
Detached Home*

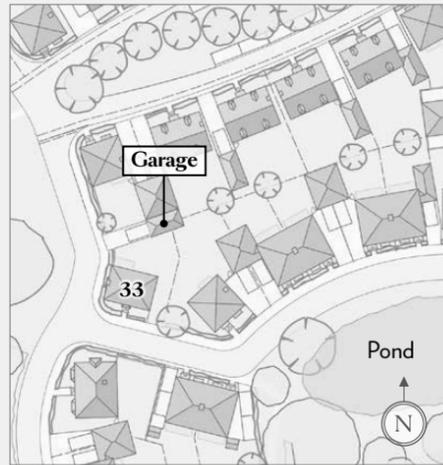
*The Queen Elizabeth Collection
Plot 33*

Total Area: 174 m² 1,883 ft²

GARDEN

Plot No.	Garden Aspect	Rear Garden Size
33	North	130 m ² 1,399 ft ²

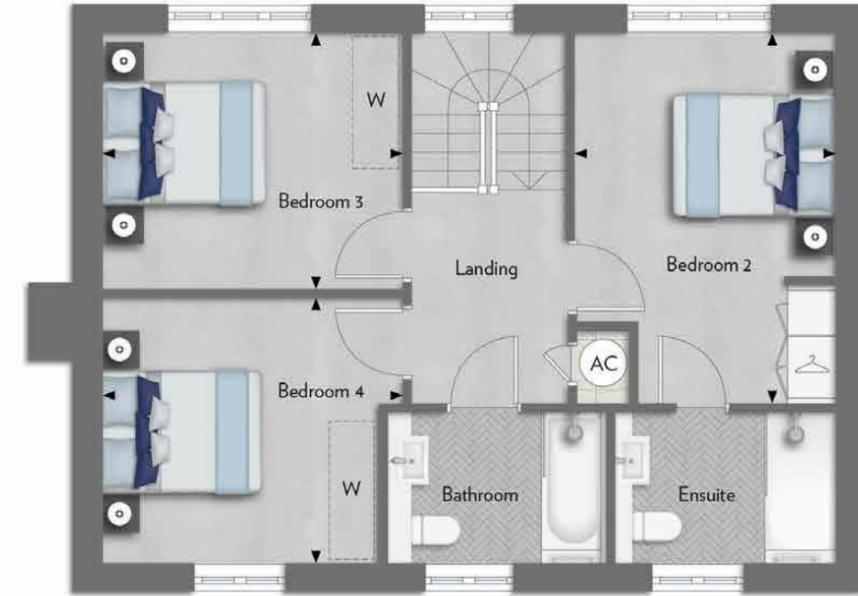
GARAGE	7.64m x 3.59m	25'0" x 11'9"
--------	---------------	---------------



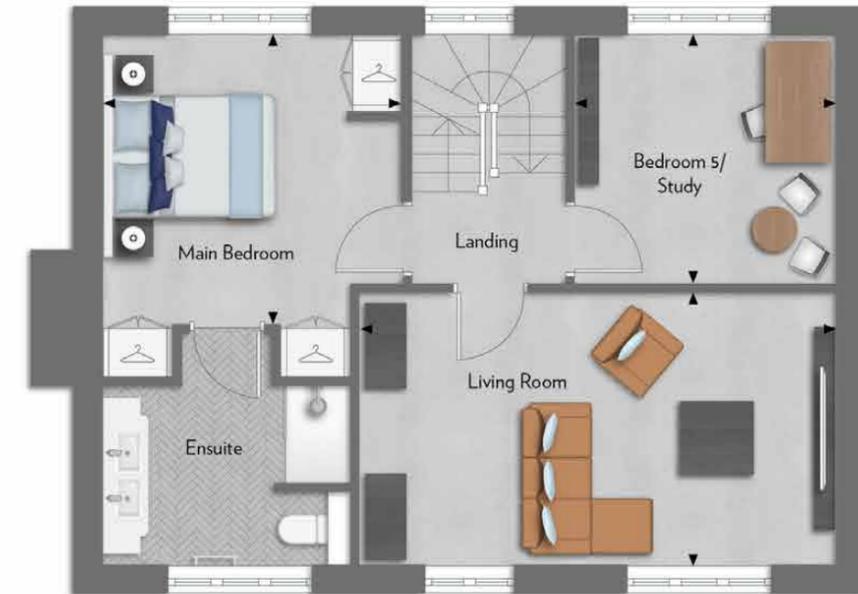
GROUND FLOOR

Kitchen	4.91m x 3.60m	16'1" x 11'8"
Family/Dining Room	6.52m x 3.59m	21'4" x 11'8"

SECOND FLOOR



FIRST FLOOR



FIRST FLOOR

Living Room	5.85m x 3.36m	19'2" x 11'0"
Main Bedroom	3.64m x 3.56m	11'9" x 11'6"
Bedroom 5/Study	3.17m x 3.06m	10'4" x 10'0"

SECOND FLOOR

Bedroom 2	4.56m x 3.17m	14'9" x 10'4"
Bedroom 3	3.64m x 3.16m	11'9" x 10'3"
Bedroom 4	3.64m x 3.26m	11'9" x 10'7"

◀▶ Measurement Points C Cupboard B Boiler Fitted Wardrobe
W Wardrobe space only AC Airing Cupboard FP Fireplace

The total area stated is the gross internal area. Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Paving to terrace is indicative only. Electrical positions shown are indicative only. Please ask Sales Consultant for further information. Computer generated image of The Gloucester is indicative only.



Computer generated image of plot 33, brick colourways and roof material differ in various phases, indicative only.

SPECIFICATION

PERSONALISE YOUR HOME

DECADENT flourishes
add to a sense of *indulgence*
and GLAMOUR

TRENT PARK



THREE CHOICES OF SPECIFICATION

1 THEAKSTON	Timeless neutrals offer an unsurpassed softness whilst touches of grey hint towards the contemporary within a traditional setting.
2 TRENTO	The interplay between light and dark creates a sense of fun and intrigue, whilst accentuating the abundance of space and light.
3 KENDRICK	The elegant juxtaposition of rich colour against neutral tones retains warmth and tranquillity, creating the perfect place to call home.



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley policy of continuous improvement, the finished product may vary from the information provided.

THE AKSTON

INTERIOR FINISHES

Softer selections effortlessly blend light and bold colours together.

KITCHEN

Combining sheer bright surfaces with duskier tones, this space becomes easy to manage.

BATHROOM / SHOWER ROOM

A room for any time, the design is both light and airy by day and relaxing by night.



SPECIFICATION

Creating a LIFESTYLE
within the most BEAUTIFUL
surroundings.



SPECIFICATION

Creating a **LIFESTYLE**
within the most **BEAUTIFUL**
surroundings.



Show Home photography of previous phase is indicative only.

TRENTO

INTERIOR FINISHES

Pure tones and brilliant finishes
flood every room with light.

KITCHEN

Designed in a more minimalist style, the heart
of the home is an understated and elegant space.

BATHROOM / SHOWER ROOM

Designed to invite the light in, these
rooms offer a little extra indulgence.



Show Home photography of previous phase is indicative only.

KENDRICK

INTERIOR FINISHES

Deeper and fuller shades throughout create altogether comfortable spaces.

KITCHEN

With statement colours used unsparingly, the effect is a dramatic centrepiece for the home.

BATHROOM / SHOWER ROOM

Encouraging you to relax and unwind, the deeper hues bring a cosier feel.

SPECIFICATION

Creating a **LIFESTYLE**
within the most **BEAUTIFUL**
surroundings.



Show Home photography of previous phase is indicative only.



Show Home photography of previous phase is indicative only.

“Traditional architectural styles found in local buildings from the last two centuries as well as the early twentieth century’s Arts and Crafts style of Lutyens, Parker and Unwin are big influences.”

Purcell, Architect



SPECIFICATION

The Wisteria and The Duchess

KITCHEN

- Shaker-style kitchen
- Stone worktops, splashback and upstand
- Bowl/half undermounted sink
- Satin stainless steel mixer tap
- Electric single oven, combination microwave oven and induction hob
- Integrated extractor hood
- Integrated fridge/freezer
- Integrated dishwasher
- Wine cooler
- Compartmentalised recycle storage

UTILITY ROOM

- Freestanding washer/dryer
- Single bowl sink

MAIN ENSUITE

- Vanity unit with his & hers under-counter washbasins and storage
- Stone worktop
- Wall mirror with feature lights
- Floor mounted back-to-wall WC with concealed cistern, soft-close seat and dual flush control
- Walk-in shower with low profile shower tray and tiled enclosure
- Overhead shower and hand-shower set

FAMILY BATHROOM

- Built-in vanity unit with under-counter washbasin and storage
- Stone worktop
- Wall mirror with feature lights
- Floor mounted back-to-wall WC with concealed cistern, soft-close seat and dual flush control
- White steel bath with Shaker-style matt finish bath panel
- Glass bath screen
- Overhead shower and hand-shower set

ENSUITE SHOWER ROOM

- Built-in vanity unit with under-counter washbasin and storage
- Stone worktop
- Wall mirror with feature lights
- Floor mounted back-to-wall WC with concealed cistern within vanity unit with soft-close seat and dual flush control
- Walk-in shower with low profile shower tray with glass shower enclosure/screen
- Overhead shower and hand-shower set

CLOAKROOM

- Built-in vanity unit with under-counter washbasin and storage
- Stone worktop
- Wall mirror with feature lights
- Floor mounted back-to-wall WC with concealed cistern, soft-close seat and dual flush control
- Towel bar

HEATING

- Gas fired central heating
- Underfloor heating to the ground floor and all bathrooms with individual thermostatically controlled radiators to all other areas
- Chrome heated towel rail to family bathroom, main ensuite and ensuite shower room

BEAUTIFULLY appointed *homes*, prominent in style. TRENT PARK is your platform for *exceptional living*.

FINISHES

- Fully fitted wardrobes to main bedroom and bedroom 2 with drawer pack to main bedroom
- Engineered flooring to dining room in The Wisteria Collection
- Fitted carpets to living room/snug (where applicable), stairs, landings, and all bedrooms
- Large format floor tile to kitchen/Dining Room (where applicable), hallway, utility and cloakroom
- Herringbone floor tile to main ensuite, family bathroom and ensuite shower room
- Full height tiling throughout main ensuite, bathroom and ensuite shower room with feature tiling to wall behind basins and to wall behind shower or bath
- Carpeted treads and risers to staircase with white painted balustrades, stringers and newel posts and painted handrail
- White panelled internal doors with raised mouldings
- White panelled glazed internal doors with raised mouldings between hallway and kitchen
- Decorative cornice to hallway, living room, dining room and main bedroom

EXTERNAL FEATURES

- Feature entrance door with multipoint locking system
- Turf and paving to selected areas of rear garden
- External tap and water butt
- External lights to front and rear
- Garage and driveways (where applicable)

SECURITY AND PEACE OF MIND

- Property compatible for burglar alarm and to be fitted by purchaser if required
- Mains powered smoke/heat detectors with battery backup
- 10-year NHBC warranty

ELECTRICAL FITTINGS

- Telephone points fitted in all bedrooms and living areas
- Provision for Sky Q TV, with wiring as standard to the living room, dining room, family room and additional cabling to all bedrooms
- Energy efficient LED downlights with dimmer function to reception rooms and main bedroom
- Feature under cabinet lighting to wall units in kitchen
- Automatic lighting to wardrobes and storage cupboards
- Brushed stainless steel sockets above worktop height in kitchen
- Low level white sockets and light switches throughout
- Two USB sockets above kitchen worktop and one either side of main bedroom headboard
- Shaver sockets to main ensuite, family bathroom and ensuite shower room
- Power outlet in garage (where applicable)
- Electric powered garage doors (where applicable)
- External power outlet

Premium SPECIFICATION

The Cooper, The Jebb, The Bevan and The Gloucester

KITCHEN

- Shaker-style kitchen
- Stone worktops, splashbacks and upstand
- Two-bowl undermounted sink
- Satin stainless steel mixer tap
- Electric single oven, combination microwave oven and 900mm induction hob
- Integrated extractor hood
- Full height integrated fridge/freezer
- Integrated dishwasher
- Wine cooler
- Compartmentalised recycle storage

UTILITY ROOM

- Freestanding washer/dryer
- Single bowl sink
- Stone worktops, splashbacks and upstand

MAIN ENSUITE

- Vanity unit with his & hers under-counter washbasins and storage
- Freestanding bath in The Jebb and The Cooper Collection only
- Stone worktop
- Wall mirror with feature lights
- Floor mounted back-to-wall WC with concealed cistern, soft-close seat and dual flush control
- Shower with low profile shower tray and glass screen/door where applicable
- Overhead shower and hand-set

FAMILY BATHROOM

- Built-in vanity unit with under-counter washbasin and storage
- Stone worktop
- Wall mirror with feature lights
- Floor mounted back-to-wall WC with concealed cistern within vanity unit with soft-close seat and dual flush control
- White steel enamel bath with Shaker-style matt finish bath panel with glass screen
- Overhead shower and hand-set

ENSUITE SHOWER ROOMS

- Built-in vanity unit with under-counter washbasin and storage
- Stone worktop
- Wall mirror with feature lights
- Floor mounted back-to-wall WC with concealed cistern within vanity unit with soft-close seat and dual flush control
- Shower with low profile shower tray with glass shower enclosure/screen
- Overhead shower and hand-set

CLOAKROOM

- Built-in vanity unit with washbasin, WC and storage
- Stone worktop
- Wall mirror with feature lights
- Floor mounted back-to-wall WC with concealed cistern within vanity unit with soft-close seat and dual flush control
- Towel bar

HEATING

- Gas fired central heating
- Underfloor heating to the ground floor and all bathrooms with individual thermostatically controlled radiators to all other areas
- Chrome heated towel rails to family bathroom, main ensuite and ensuite shower room
- Fitted gas coal effect fireplace with limestone flat Victorian mantle and black granite hearth to plots with fireplaces

PREMIUM *homes* at TRENT PARK, offer a specification of *exceptional QUALITY* further enhanced with a *fireplace and free-standing bath*.

FINISHES

- Fully fitted wardrobes to main bedroom and bedroom 2 with drawer pack to main bedroom
- Engineered flooring to family room/dining room in The Gloucester Collection only
- Fitted carpets to living room, family room, snug (where applicable), stairs, landings, and all bedrooms
- Large format floor tiles to kitchen/dining, hallway, utility, cloakroom and downstairs WC
- Herringbone floor tiles to main ensuite, family bathroom and ensuite bathrooms
- Full height tiling throughout main ensuite, family bathroom and shower room with feature tiling to wall behind basins and to wall behind shower or bath
- Carpeted treads and risers to staircase with white painted balustrades, stringers and newel posts and stained wooden handrail
- White internal doors with raised mouldings
- White glazed internal doors with raised mouldings between hallway and kitchen
- Decorative cornice to hallway, family room, living room and main bedroom

EXTERNAL FEATURES

- Feature entrance door with multipoint locking system
- Turf and paving to selected areas of rear garden
- External tap and water butt
- External lights to front and rear
- Garage and driveway (where applicable)

SECURITY AND PEACE OF MIND

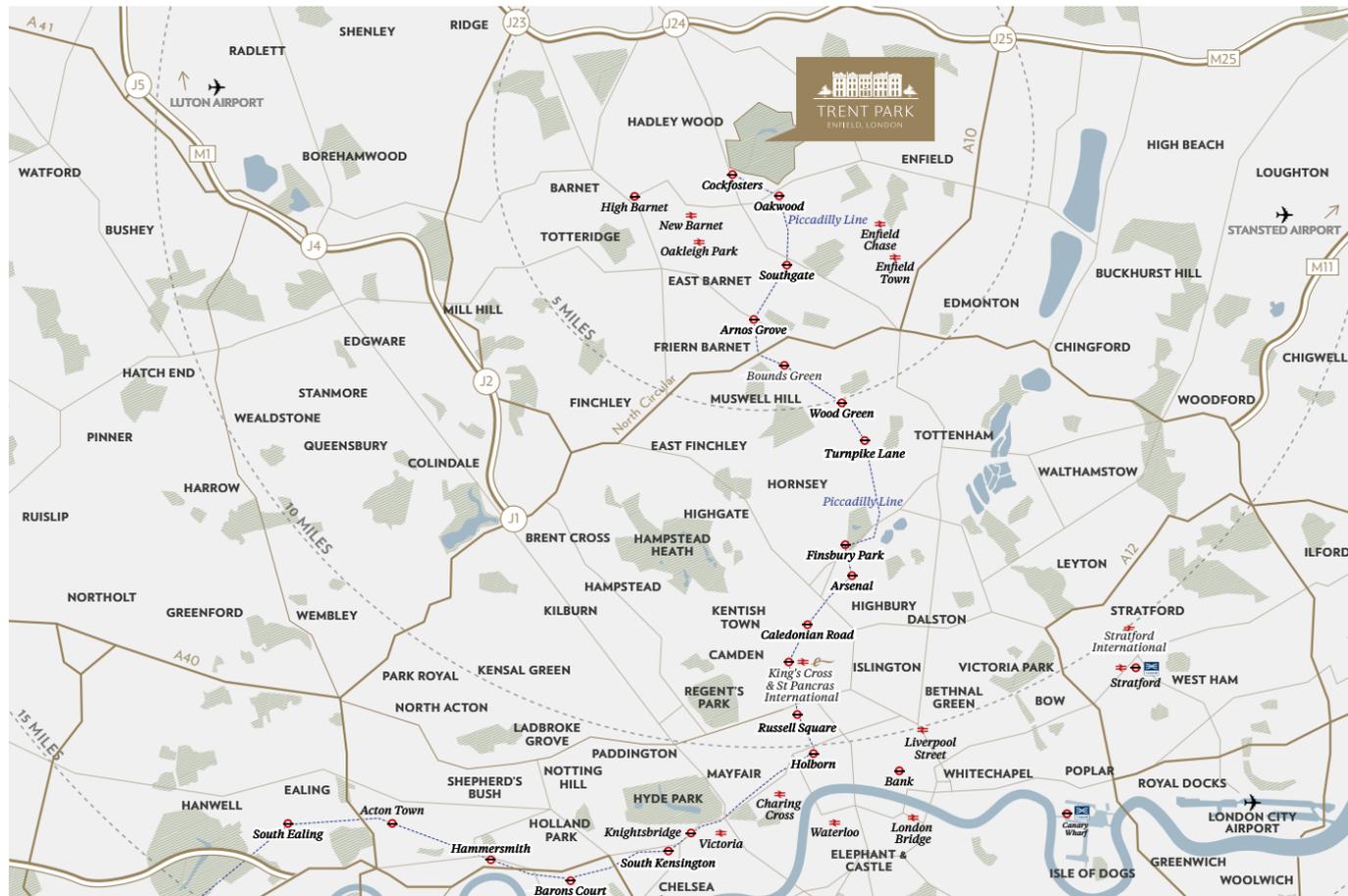
- Property compatible for burglar alarm and to be fitted by purchaser if required
- Mains powered smoke/heat detectors with battery backup
- 10-year NHBC warranty

ELECTRICAL FITTINGS

- Telephone points fitted in all bedrooms and living areas
- Provision for Sky Q TV to the living room and all bedrooms
- Energy efficient LED downlights with dimmer function to reception rooms and main bedroom
- Feature under cabinet lighting to wall units in kitchen
- Automatic lighting to wardrobes and storage cupboards
- Brushed stainless steel sockets to all rooms
- Low level white sockets
- Brushed stainless steel light switches running throughout
- Two USB sockets above kitchen worktop and one either side of main bedroom headboard
- Shaver sockets to main ensuite, family bathroom and ensuite shower room
- Power outlet in garage (where applicable)
- Electric powered garage doors (where applicable)
- External power outlet

Trent Park, Snakes Lane (off Bramley Road), Enfield, Greater London EN4 0PS

T: +44 (0)20 3005 5590 | W: Trent-Park.co.uk | E: TrentPark@berkeleygroup.co.uk

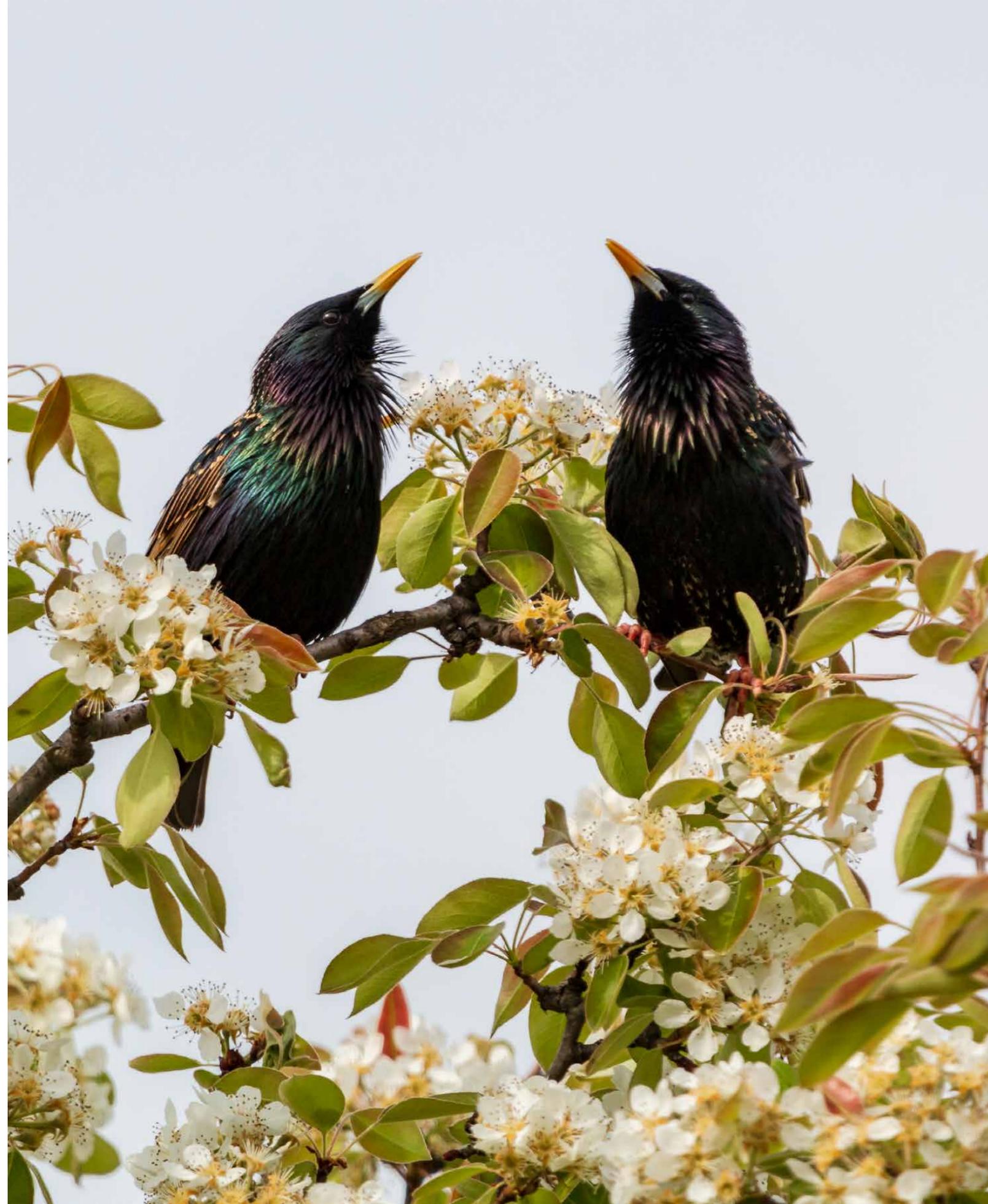


Directions from Cockfosters Station (pedestrian access only)
Exit the station and walk north on Cockfosters Road for 4-5 minutes until you reach the entrance to Trent Country Park. Walk a further 12-13 minutes down the double lined path of lime trees and past the Wildlife Rescue Centre. You'll then reach Daffodil Lawn and directional signage to our Sales and Marketing Suite.

Directions from Oakwood Station
Exit the station and walk right towards Bramley Road for 1-2 minutes. Cross Bramley Road towards the entrance of Snakes Lane. Turn left onto Snakes Lane for 15-16 minutes and follow our directional signage into Trent Park.

Driving from M25
If travelling clockwise exit the M25 from Junction 24 and at the roundabout take the 4th exit onto Stagg Hill/A111 and, if travelling anti-clockwise, exit the M25 from Junction 24 and at the roundabout take the 2nd exit onto Stagg Hill/A111. Drive on for 3 miles heading straight over the 3 mini roundabouts and down Cockfosters Road. At the roundabout take the 1st exit onto Bramley Road/A110. Drive on for just under a mile past the entrance to Oakwood Station and turn left onto Snakes Lane. Follow our directional signage into Trent Park.

Map not to scale and shows approximate locations only. Travel times and distances taken from google maps and are indicative only. The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Trent Park, The Bevan, The Gloucester, The Wisteria, The Cooper, The Jebb and The Duchess are marketing names and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. E743/05CA/0521





Berkeley
Designed for life